

	<h1>Planning and Zoning Commission</h1> <h2>STAFF REPORT</h2>	<h3>AGENDA</h3> <p># _____</p>
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TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: James Gagliardi, AICP, City Planner
MEETING DATE: May 7, 2015

REQUEST

Request by KSE Design Group for the following land use approval for a parcel at the NE Corner of Jimmie Kerr Blvd and Interstate 10 (APN: 511-32-001F):

DSA-15-00033: Preliminary Plat to divide the 32-acre parcel into two lots and a drainage tract.

APPLICANT/OWNER

KSE Design Group, PLC
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 Phoenix, AZ 85023
 P: 602-347-7007
 Email: craig@kseaz.com

SAE, LLC
 2850 E Camelback Rd Suite 110
 Phoenix, AZ 85016
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 Email: dkile@ellmanco.com

HISTORY

March 19, 1990: The site was annexed with the passage of Ordinance No. 1322 and zoned B-4 via Ordinance 1178.36 following this annexation.

February 24, 2014: Site development permit, CDP-13-01554, for grading and FEMA map revision to remove floodway status.

PROJECT DESCRIPTION

Site Area	32 acres
Current Land Use	Manufacturing / Industry (undeveloped)
Existing Zoning	B-4 (Community Services)

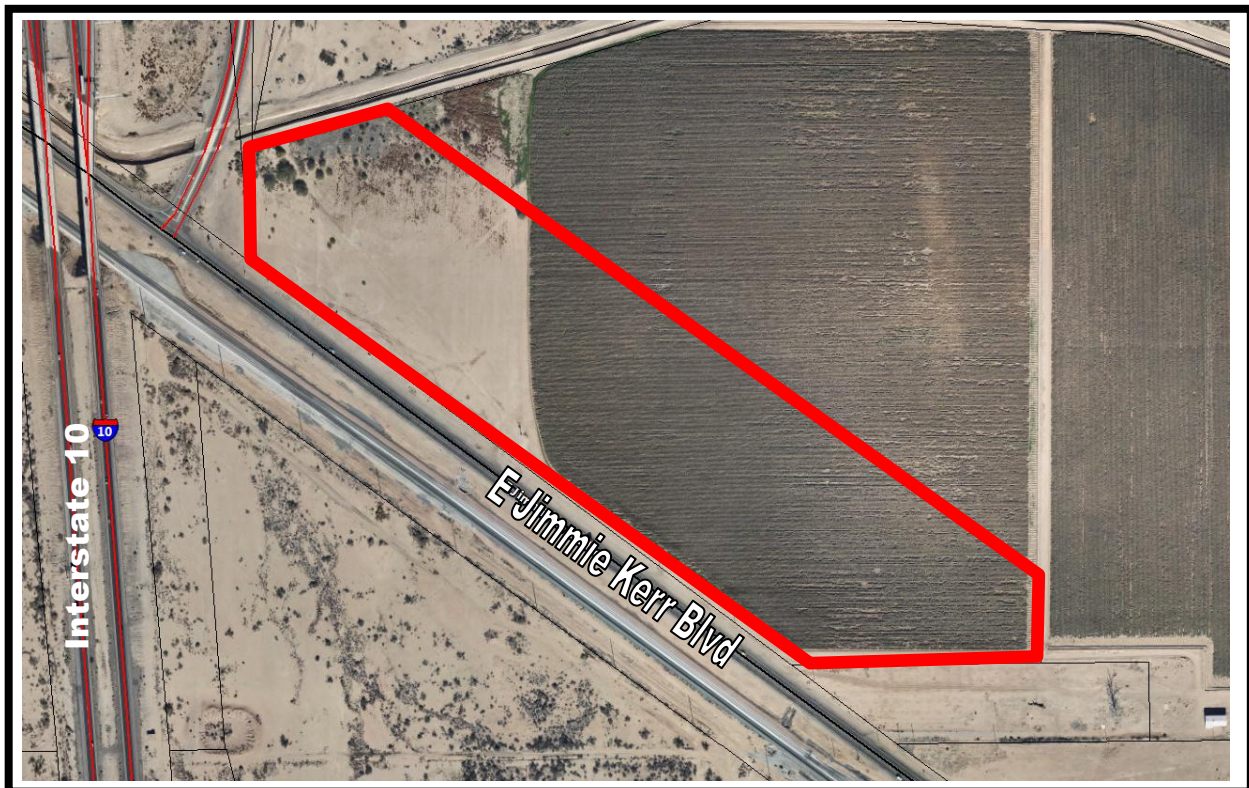
Surrounding Land Use and Zoning

Direction	General Plan 2020 Designation	Existing Zoning
North	<i>Manufacturing/Industry</i>	UR / PAD - RV
East	<i>Manufacturing/Industry</i>	PAD-RV
South	<i>Manufacturing/Industry</i>	I-1 / UR
West	<i>Manufacturing/Industry</i>	UR

General Discussion

The applicant proposes to plat the 32-acre parcel into two lots and a tract (Exhibit A). The lots will be 5.9 and 5.6 acres in size, and the remainder will be a tract for drainage retention. No users are yet known for these proposed lots. Once platted, these lots will be marketable for B-4 uses and subject to the approval of a Major Site Plan. The tract for drainage retention is necessary as it is part of the Conditional Letter of Map Revision (CLOMR) through FEMA to remove the floodway status from a portion of the parcel to make it developable. The City has reviewed the CLOMR. The map revision request is now pending FEMA approval. Once approved by FEMA, the construction of the retention area can occur and the FEMA map will be revised. Upon final approval of the preliminary plat, a final plat request will be heard by City Council.

SITE CONTEXT/AERIAL

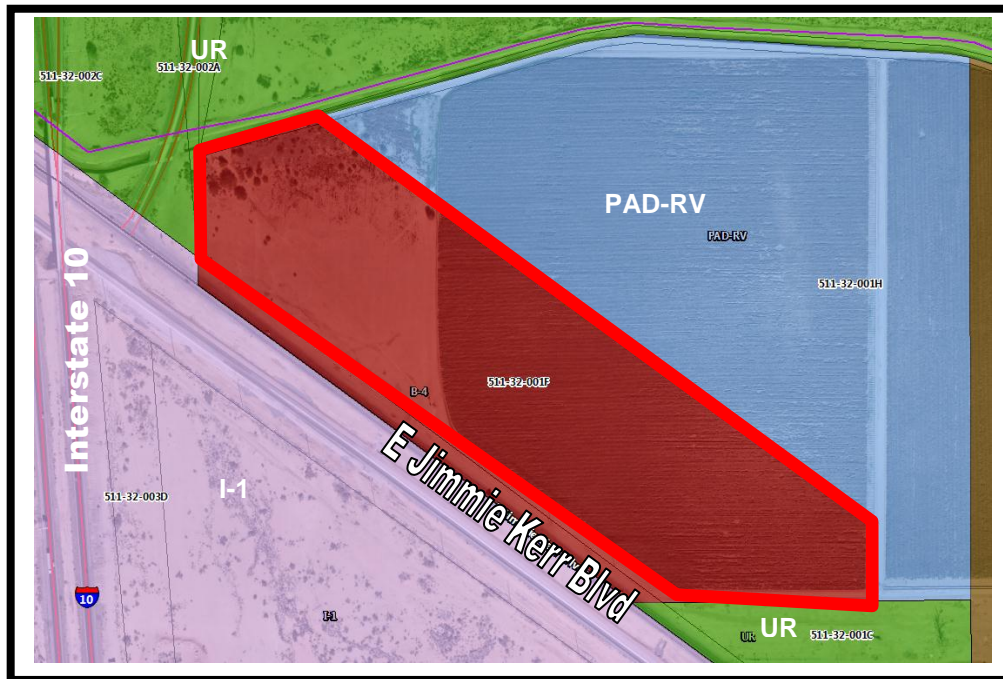


REVIEW FOR ADEQUACY

In reviewing a preliminary plat, the following items are considered to assure adequacy with development regulations:

1. Conformance with Zoning

The property is zoned B-4 (Community Services). This zone district is intended to accommodate land intensive retail, service, or manufacturing operations. Further conformance to the B-4 zoning will occur at Major Site Plan submittal. As a B-4 zoned property, it must also conform to the required lot size and setbacks discussed below.



Lot size, dimensions

Per 17.28.070 of the City Code, the minimum lot width for the B-4 zone is 150 ft. There is not minimum lot area stated. The proposed lot widths for both lots well exceed this minimum, both being over 600 ft. in width.

Setbacks

The required setbacks of the B-4 zone are as follows:

Building Setbacks

Front	35
Rear	15
Interior side	Aggregate of 15*
Corner side	25
Residential Zone boundary	45

Upon review of a Major Site Plan, these setbacks will be evaluated to ensure that these standards are met. Per the *Manufacturing/Industry* land use designation, the maximum lot overage, including parking and storage areas is 80%. With both proposed lots over five acres in size, the required setbacks and coverage can be feasibly accommodated.

2. Parking provision

The City Code requires that parking for a use must be provided on the same lot as the use. This will be further evaluated at the time of Major Site Plan review when a user has been identified and that uses required parking is known. The lots are adequate in size, however, to generally be able to accommodate necessary parking.

3. Drainage pattern/ developed flows accommodation

A preliminary drainage report and plan have been submitted with this application and was previously evaluated for the CLOMR application (Exhibit B). In addition to the tract accommodating retention needs, retention areas are also proposed on the two lots. Further consideration of the retention will occur at the time of Major Site Plan review, where a refined drainage reports will be required to analyze the specific development proposed at that time.

4. Utility access and provision and other necessary easements.

Will serve letters are on file from Arizona Water and APS. There is an existing 12" water and 12" wastewater line along Jimmie Kerr Blvd. A preliminary plat does not approve or entitle development but rather establishes that an area can be feasibly developed in the future. Without users of these lots known at this time, the applicant provided calculations for an average user of this site on a best-estimation of water consumption and waste-water output to determine if the existing infrastructure is adequate for typical development in this area. For the purpose of a preliminary plat, this is acceptable. Further water and waste water reports will be provided at the time of Major Site Plan review to determine the adequacy of the existing infrastructure and whether accommodations have to be made.

5. Access to & Adequacy of public roads

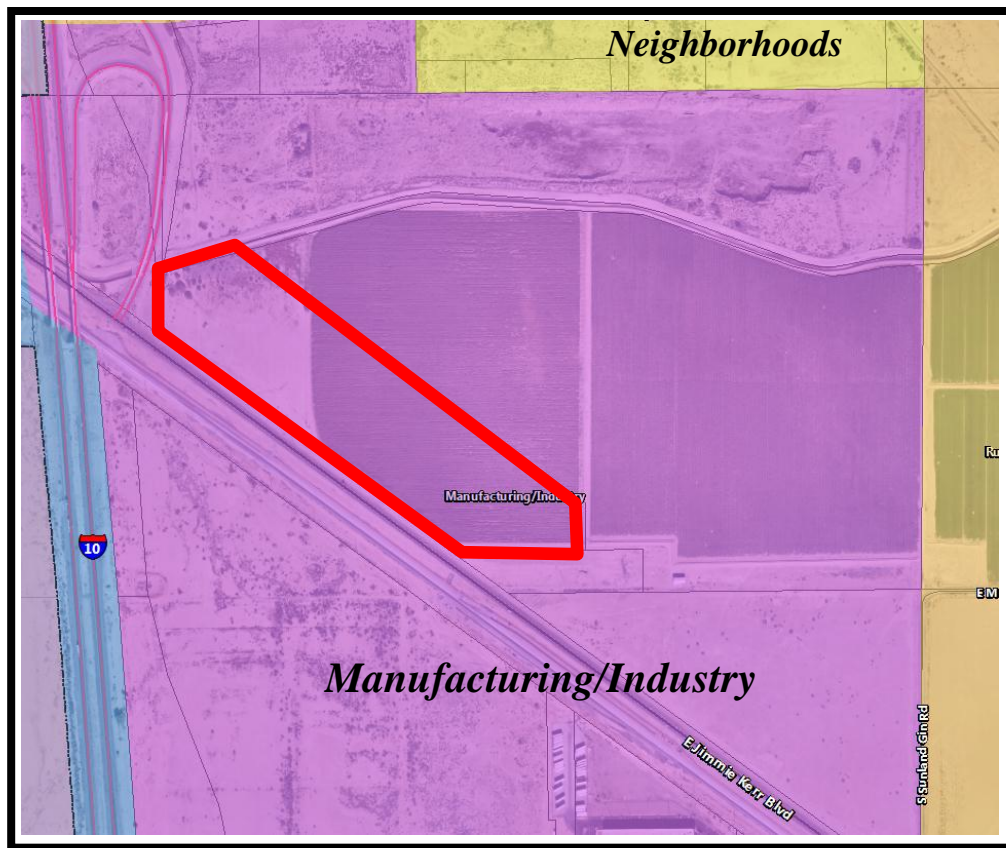
The property is alongside Jimmie Kerr Blvd, a 300 ft. right of way. No additional dedication is needed. Half-street improvements such as turn lanes and sidewalks will be evaluated at the time of site development in conjunction with the review of a Traffic Impact Analysis. As a condition of approval, driveway access onto Jimmie needs to be shown on the plat for both lots. Alternatively, a cross access easement can be established by the plat so that one lot can be accessed by the other lot in the event the driveway location is on only one lot.

Access to surrounding lots is gained through other locations; therefore no access needs to be granted to adjacent properties through this property.

CONFORMANCE TO THE GENERAL PLAN

The designated land use per the General Plan for the subject area is *Manufacturing/Industry*. This land use category supports uses allowed in the B-4 zone. Further conformance to the General Plan will be considered at the time of Major Site Plan review as much of General Plan compatibility is subject to the specific uses and site layout proposed.

GENERAL PLAN 2020 EXHIBIT



PUBLIC NOTIFICATION/COMMENTS

Notification

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- A notice was published in the Casa Grande Dispatch on April 21, 2015 at least fifteen (15) days before the May 7, 2015 Planning Commission public hearing.

- Notice was mailed by the City on April 22, 2014 at least ten (10) days before May 7, 2015 Planning Commission public hearing as required by City Code, to each owner of property situated within 200 feet of the subject property. An affidavit confirming this is located in the project file.
- A sign was posted by the applicant on the subject site informing the public that this application would be considered by the Planning Commission at the May 7, 2015 meeting at least 15 days prior to the hearing, as required by code. An affidavit confirming this posting was supplied by the applicant.

Inquiries/Comments

At the time of this writing, one phone call was received inquiring as to whether uses for the site were known at this time.

RECOMMENDED MOTION

Staff recommends the Commission approve the Preliminary Plat DSA-15-00033 subject to the following condition and technical modifications:

Condition:

1. Show proposed access points for both lots. Alternatively, establish and denote a joint, cross-access easement between the two lots. Consider if this is to also apply to joint parking.

Technical Modifications:

Revise note number 5 to read "Owners of both lots"

Clarify that Tract A is for the benefit of both lots and to be owned/maintained by the owners of both lots.

Revise or eliminate Note number 7 as there are no residential/ local streets proposed.

Revise Note number 11 as this property is not zoned Planned Area Development. Instead note that this property is zoned B-4, with a land use designation of "manufacturing and industry" per the City of Casa Grande General Plan 2020.

Note the adjacent properties zone/land use designations.

Show the off-site "Proposed South Canal Fairground Trail" which is identified by the Parks Master Plan to run on the north/west side of the Florence/Casa Grande Canal, (which is identified on the document.)

Identify the 12" water-line running along the south-side of Jimmie Kerr adjacent to the

site. Include the water line in the key on page one.

Note the size of the sewer line (12") running within Jimmie Kerr, adjacent to the site.

Note adjacent power lines and place symbol in key.

Note the book/page/and-or reception number of the easements identified on the plat.

Exhibits

Exhibit A- Preliminary Plat

Exhibit B- Drainage Plan

LA/13-031-002 LANDLORDS PROPERTY - FLOOD PLANNING/PLANNING PLUTONIC PROJECT (03-13-15 06:55PM) LATE

[illegible]

Exhibit B- Drainage Plan

